



Maryland Green Building Council Meeting Summary

Wednesday April 27, 2016 – 10 A.M. -12 P.M.

Lowe House Office Building, Room 170

6 Bladen St.

Annapolis, MD 21401

Attendees:

Tom Liebel MDGBC
Stephen Gilliss DGS
Lisa Ferretto MDGBC
Martha Shrader USM
Helen Stewart DNR

Sam Beirne MEA
John Fiastro MEA
Anne Raines MDP
Susan Gore DBM

Support:

James Ley DGS
Lauren Buckler DGS
Ellen Robertson DGS
Kelly Walker DGS

Guests:

Ben Roush USGBC MD
Tonya Zimmerman DLS

- I. Tom Liebel chaired and brought the meeting to order at 10:10 A.M.
- II. Leadership update. Stephen Gilliss informed the Council that DGS Secretary Bassette has submitted a letter of nomination for the Council Chair as well as the other current and upcoming vacancies to the Governor's Appointments Office. DGS has no idea how long it will take for the appointments to be made. Lisa Ferretto asked for the name of the nominee for chair. Stephen said it would not be prudent to provide any names until the appointments are official.
- III. Tom Liebel asked for someone to move to approve the meeting summary from the March 2016 meeting. Lisa Ferretto moved to approve the summary, Martha Shrader seconded. There were no objections and the meeting summary was approved.
- IV. Discussion of DGS Leasing requirements.
 - A. Stephen Gilliss asked if the Council wanted to review the leasing requirements in the meetings or if it would be better for a subcommittee to address the review for the Council. Tom Liebel said a small committee could bring back recommendations to the whole Council and asked which state agency members should logically take part in this committee. Steve replied that the committee

should have a some LEED expertise on the committee. Tom said that he could provide that.

B. Other agencies with involvement in leasing include DBM for its budget responsibilities and MEA and DHCD as agencies using leased space. Committee participants will be Tom, Liebel, Sam Beirne, Steve Gilliss, James Ley and Susan Gore. Caroline Varney – Alvarado was also drafted in her absence. Steve will touch base with Caroline.

C. The committee will work through regular conference calls organized by DGS and report back to the Council.

C. Steve will also reconnect with Robert Suit at DGS real estate office to identify a timeline for the review of leasing requirements.

V. Legislative update.

A. Tom Liebel noted that many environmental bills did not pass this session.

However, [SB 323, Ch. 11](#) / [House Bill 610](#), the reauthorization of the Greenhouse Gas Reduction Act (GGRA) created a statewide goal of a 40% reduction in greenhouse gas emissions by 2030. Martha Shrader said that the Council's strategic plan has no long term goal, but such a goal could be created and tied to the GGRA. Tom said that the GGRA reauthorization creates a need to move aggressively on emission reduction, so a long term Council goal makes sense. Lisa Ferretto suggested that the goal address the impact of new buildings and existing building renovations.

B. Sam Beirne said that MDE will lead a new study/plan to meet the 40% GGRA goal. MDE will work with other agencies to create this plan by 2018. Tom said the Council should coordinate with MDE. Sam said that MDE is reviewing past programs and identifying what can be done in the future.

C. Tom noted that [HB 362](#), to study a photovoltaic system at Charlotte Hall Veterans Home was unfavorable. John Fiastro said there was no need for this bill. The initial study revealed possible favoritism in the solar installation marketplace, as was found in a similar case in Delaware.

D. Tom asked after the status of [SB 921](#) / [HB1106](#), the Clean Energy Jobs Act. Sam replied that some provisions in this bill were included in a separate bill. Tom asked if the Council can advocate and educate for this bill during the next legislative session. John Fiastro noted that two bills were discussed, one related to clean energy jobs and the other related to Renewable Energy Standards. DLLR will conduct a study by July 1, 2017 to include what the State is doing and what can be done for clean energy. John noted that there are several upcoming bill signings, but he is unsure if the Governor will sign this bill. Sam noted that the bill becomes law after 30 days as it has passed in both houses.

E. Tom said [HB 1472](#), the Fire Safety Construction Act of 2016, did not pass. Baltimore City has begun to define four story buildings as high rises. This bill would outlaw four story wood construction in some cases, even though building code allows for this construction. Tom is scheduled to meet with Baltimore City to discuss.

F. Tom noted that [SB 398](#) / [HB 820](#), the REDUCE Act was unfavorable. Anne Raines asked who would apply for a permit under this bill. Tom answered that many emitters would apply, including the Port of Baltimore which has many trucks and diesel emissions. Lisa said that this bill would only publically

announce certain emissions, but not forbid them. This bill is related to environmental justice, such as in East Baltimore communities where there is an East Baltimore environmental justice tour. Tom suggested that the Council could find the original intent of this bill and see how to support the intent in future legislation. Lisa asked the Council who else is focusing on environmental justice. Tom answered that the Council provides green building services to both the State government and the state of Maryland as a whole, but the Council is also in a position to promote greater sustainability. Steve Gillis said that MDE has a role to play according to the legislation. Tom said the Council focuses on the built environment. Anne noted that there's very specific requirements for permits in the REDUCE Act and asked what other activities qualify besides the port of Baltimore. Tom said he didn't know the intent of the bill, but it can be something for the Council to consider.

- G. Tom said [SB 936](#) / [HB 1145](#) the Clean Energy Incentive Act extended incentives this year and [SB 726](#) / [HB 705](#), MD Clean Energy Center (MCEC) was updated. Sam Beirne said the bill was changed to create a task force to identify how MCEC can become self-sustaining. Tom noted that MCEC funds go to other projects besides buildings, such as transportation. John Fiastro said the original intent was for MCEC to issue debt or otherwise sustain itself. The task force is doing an inventory of what is being done already for clean energy in the state in order to see if MCEC is redundant to other initiatives. The task force meetings will be open, so Council members can attend, although membership is dictated in the legislation. Tonya Zimmerman said that the Department of Commerce will staff the task force. Tom said the Council can support the task force if possible.

VI. Strategic Plan draft – follow up.

- A. Tom asked the Council how to promote sustainable buildings, practices and legislation. Tom suggested linking the lifecycle cost to funding construction of state buildings but noted that, fundamentally, operations and capital budgets are separate. Susan Gore asked if the Council was suggesting increasing the green building premium in capital budgets because with current budget constraints, that is a non-starter. Tom suggested providing a study to the legislators and the administration advocating for future savings based on lower operating costs. Susan said the State does not have future funds available.
- B. Martha Shrader said the MCEC guest invited to July's meeting will discuss methods to leverage funds in creative ways for green buildings. The question is if green buildings need to cost more in the first place. Tom said that green building requirements as part of any building program should not create budget issues as projects are designed to fit given requirements. Steve Gilliss said State designers may need to design for higher and/or different standards that will save money on energy costs.
- C. Susan Gore asked the Council what initiated the 2% green building premium. Steve replied that DBM set the premium 9 years ago. Steve said that in his experience as a project manager for state built projects, current budgets cannot typically support more sophisticated mechanical systems or renewable energy sources such as photovoltaic panels. Martha Shrader said the building

envelope may be a better investment than mechanical systems due to lower maintenance costs.

- D. Ben Roush said that LEED v4 has a specific integrative design requirement. This requirement can help connect designers, engineers, and construction managers early in design. Lifecycle cost assessments show that integrative design saves money. Tom said integrative design should consider lifecycle costs and construction management concerns. Steve said that construction management involvement has not proven beneficial in DGS projects. Lauren Buckler asked Tom if he knows of firms which do this well? Tom replied that he has not seen such practices in his experience with the public sector.
 - 1. Martha noted that the federal government provides examples, such as a fee from all stakeholders if a building is not performing well after several years.
 - 2. Steve said building designers should direct projects as construction managers don't necessarily have green building expertise nor do they have the same interests as the building owners and designers. Tom noted that the traditional design, bid, build relationship between design and construction is not integrative design.
- E. Martha Shrader said ASHRAE did a webinar recently addressing what can be done within a preset budget instead of asking how much building features cost. Tom said this a different way of asking for things, but design teams must be careful to make sure operating requirements are met. Steve noted that this depends on the building type as DGS typically designs for very specific requirements .
- F. Anne Raines asked the Council if it should first examine future State building projects or existing building regulations. Tom replied that the Council can follow one or two potential projects in the pipeline as examples in order to identify what changes are needed in regulation. Anne said a team experienced in a state building projects could provide this input. Lisa asked if there are examples of the very greenest state buildings we could look at and noted that a survey of state buildings could provide input as well. She noted that the building user has to be onboard to take a green building to the next level.
- G. Lauren Buckler said that DGS is working to loosen architectural and engineering proposal requirements. Tom said that promoting green building technology is moot if we can't get things done within the current system. Lauren said specific recommendations from the Council, such as going through and redlining problematic items in COMAR, would be the most helpful.
- H. Tom noted that there will be a new chairperson, so the strategic plan discussion is to create some topics for the future. Steve suggested that the Council can make the mandatory LEED requirements more stringent without any legislative changes. This would be a more effective use of the Council's time than pursuing structurally changing the State budget process which has been discussed for years with no results. The 2% green premium is also important to keep. Tom asked if there is any information available on the payback of dollars invested into green buildings. Susan Gore said a stronger argument would be showing that a LEED Gold certified building costs the same as a LEED Silver building, but provides better performance. Budgets will not be able to absorb more costs as it stands.

- I. Tom said the Council could work with the Maryland Sustainable Growth Commission by looking at where green buildings are constructed. There are economic and environmental benefits to using existing infrastructure and the Council can consider impacts of buildings more broadly. This also must be balanced with spreading benefits of green buildings to communities around the state. Susan Gore noted that priority funding areas exist and localities have discretion in where these are located.
 - J. Lisa Ferretto suggested the Council set two long term goals; new buildings should be net zero by a certain date, and existing buildings should see 40% energy savings by 2030. Tom said the Council can use these goals to work with the Maryland Commission on Climate Change in the future.
- VII. Once around the table
- A. Martha Shrader said that the new IgCC building at UMD College Park is moving through the process but there are some questions on meeting the amended code. The building is not under state requirements as it has some private funding, but the design team wants to meet state requirements as a way to test the IgCC. Specific questions relate to acoustic requirement.
 - B. Lisa noted that daylighting requirements over 25,000 square feet requires modeling, but this not possible in Autodesk Revit. The Council could change the daylight minimum and maximum requirements to meet LEED to make it easier. Lisa noted that LEED v4 goes into effect this October. Tom said this update is especially important in schools, and asked if daylighting offices have the same daylighting requirements. Steve said the Council can also keep regulations as they are but issue waivers.
 - C. Tom said the City of Baltimore received a grant from the state to study historic buildings at risk from flooding due to climate change. Anne said the grant is Hurricane Sandy recovery funds from the federal government. There are 7 grants in the state: Talbot and Dorchester Counties have similar grants.
 - D. Ben Roush said USGBC Maryland chapter has upcoming events: a one year retrospective of IgCC adoption by Baltimore City and a happy hour for Prescott Gaylord. He also noted that Lisa Ferretto is presenting daylight research at the upcoming AIA convention.

VIII. Meeting was adjourned at 11:40 A.M.. The next meeting is scheduled for Wednesday May 25, 2016 at 10:00 AM in Annapolis.

The preceding is intended as a paraphrase / summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions, additions or unintended misrepresentations of the discussion.